PROPOSED

BYLAW NUMBER 11P2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE SOUTHEAST CENTRE AREA
STRUCTURE PLAN BYLAW 8P2004
(LOC2022-0058/CPC2024-1178)**
* *

WHEREAS it is desirable to amend the Southeast Centre Area Structure Plan Bylaw 8P2004, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act,* R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1.   The Southeast Centre Area Structure Plan attached to and forming part of Bylaw 8P2004, as amended, is hereby further amended as follows:

(a)   In Section 3.1 Employment Precinct, delete the second paragraph in its entirety and replace it with the following:

"3.1   The physical qualities of the Employment Precincts may take on either an 'urban' or 'suburban' character depending upon market requirements. The attractiveness of the Employment Precincts within the marketplace will be supported and enhanced by the provision of amenities and services such as the LRT, a regional recreation centre, the Main Street, regional park, and regional retail development. Most significantly, development of a regional health care facility will provide an 'anchor' to attract related and complementary economic activity. Medium to high density residential development may also be allowed within Employment Precincts provided that sufficient employment intensive development has been or can be achieved to maintain the overall employment intent for SEC and that appropriate interface conditions can be provided between residential and non-residential development. The Approving Authority shall continue to monitor development within Employment Precincts to ensure that appropriate levels of employment intensive development are maintained to the minimum strategic target of 70,000 m2 (750,000 sq.ft)."

(b)   In Section 4.1.2 delete policy (b) in its entirety and replace it with the following:

"(b)   Employment Precinct - to accommodate a range of employment-intensive businesses such as offices, research and development facilities, laboratories, clean manufacturing, medical clinics, post-secondary institutions, etc. in an office park or a mixed use environment. In addition, medium-high density housing may also be accommodated in accordance with Sections 4.6.3 and 4.6.4."

(c)   In Section 4.2 Attract Employment-Intensive Development, delete the first two paragraphs in their entirety and replace it with the following:

"4.2   Provide sufficient land for a regional health care facility and a choice of locations for other employment-intensive development. In addition to the regional health care facility, the Approving Authority shall continue to monitor development within Employment Precincts to ensure that appropriate levels of employment intensive development are maintained to the minimum strategic target of 70,000 square metres (750,000 sq.ft) within the Southeast Centre.

Achieving an improved job to population balance south of the Marquis of Lorne Trail and east of the Bow River is fundamental to supporting better travel choices and providing options for shorter trips for the continuing population growth in this part of the city. Enabling the SEC to become an employment centre is the central principle underpinning planning for this mixed-use area. A minimum of 5,500 non-retail jobs have been targeted for the SEC including employment generated by the regional health care facility. It is anticipated that the regional health care facility will generate approximately 2,500 - 3,000 job in the first phases of operation. Ultimately, it may accommodate up to 4,300 jobs. In addition, it is desirable to provide opportunities to attract a minimum of another 2,500 non-retail jobs to the SEC. This is equivalent to approximately 70,000 square metres (750,000 sq. ft.) of employment-intensive development."

(d)   Delete section 4.2.6 in its entirety and replace it with the following:

"4.2.6   Medium to high-density housing may also be permitted within Employment Precincts, in accordance with Section 4.6."

(e)   In Section 4.6.3 Policies, delete policy (a) in its entirety and replace it with the following:

"(a)   Sufficient employment intensive development has been provided in accordance with Section 8.5; and"

(f)   Delete section 4.6.4 in its entirety and replace it with the following:

"4.6.4   Medium to high density housing may also be permitted within Employment Precinct 3 provided that sufficient employment intensive development has been or can be provided in accordance with Section 8.5."

(g)   In Section 8.5 Employment-Intensive Development Review, delete the policy in its entirety and replace it with the following:

"8.5   Arising from the Calgary Plan, a key strategic objective for development of the SEC is to ensure that a minimum amount of employment-intensive development is achieved within the Centre, and that employment-intensive development is maintained through any future redevelopment

within Employment Precincts to a minimum of 70,000 square metres (750,000 sq.ft). Some types of employment intensive development may also be accommodated in the Main Street and Region Retail Precincts, such as offices and medical clinics."

(h)   Delete Section 8.5.1 in its entirety and replace it with the following:

"8.5.1 Prior to Outline Plan / Land Use Amendment / Development Permit approval for the redevelopment of lands within an Employment Precinct for the purpose of medium-to-high density housing, a review shall confirm that a minimum of 70,000 square metres (750,000 sq. ft) of employment intensive development is maintained within the SEC."

(i)   Delete Section 8.5.2 in its entirety.

(j)   Delete Section 8.5.3 in its entirety.

(k)   Delete Section 8.5.4 in its entirety.

(l)   Remove Appendix 5 'Special Development Agreement' in its entirety.

2.   This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON   _____

READ A SECOND TIME ON   _____

READ A THIRD TIME ON   _____

_____
MAYOR

SIGNED ON _____

_____
CITY CLERK

SIGNED ON _____